



VAUGHANREYNOLDS
ESTATE AGENTS

Malmesbury House, The Avenue
Bishopton, Stratford-Upon-Avon, CV37 0RH



The Property

Located in an exclusive development of four similarly impressive homes, this attractive detached property was constructed in 2015 by a locally acclaimed developer with a strong reputation for building high quality homes. The property has been exceptionally well maintained and still affords a fresh modern feel throughout, and further benefits from the remaining term of build warranty.

Being set back from the private drive, there is ample parking, a detached double garage with electrically operated doors to front and a central pathway leading to the property. Internally, the accommodation comprises: An inviting reception hall with wood effect porcelain tiles throughout, storage/cloaks, WC and oak and glazed staircase leading to the upper floor. Glazed doors lead off to a generous sitting/drawing room with inset log burner and a useful separate study / hobbies room.

The heart of this home is the impressive open plan family kitchen and dining room. This memorable space creates three zones, dining, seating and kitchen, providing a social, open plan feel that's ideal for hosting guests whilst preparing meals. Being flooded with natural light through an expanse of bi fold doors, featured glazing and a roof lantern, the areas link seamlessly with wood effect porcelain tiles throughout. The kitchen is beautifully appointed with a comprehensive range of storage, complimented by granite worksurfaces and a bank of branded appliances. This theme continues through to the utility/boot room.

To the first floor, a generous landing provides access to each of the five good size bedrooms and well equipped house bathroom. The principal suite offers a bank of fitted wardrobes and an equally well appointed en-suite shower room. As does bedroom two.







Externally, there is a thoughtfully landscaped garden with a due west orientation. A generous paved terrace with clear balustrade provides the perfect space to enjoy alfresco dining in the summer months, and overlooks a lower lawn, which has well stocked borders helping to provide a leafy back drop and an increased sense of privacy and seclusion.

The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold. There is a 1/5th share contribution towards the upkeep and maintenance of the driveway and a voluntary contribution towards the upkeep and maintenance of The Avenue, which is approximately £100 per annum.

Services: All mains services are understood to be connected to the property.

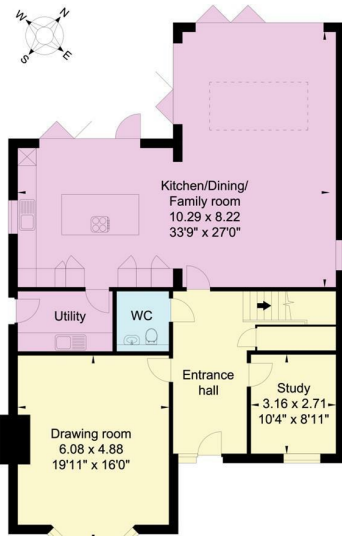
Local Authority: Stratford upon Avon, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer free valuations. Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

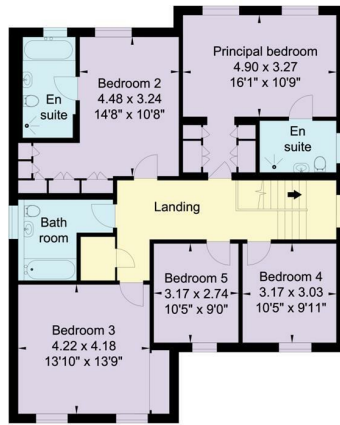
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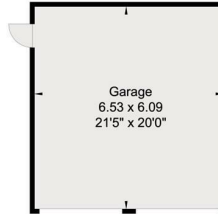
Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



First Floor

Malmesbury House
The Avenue
Stratford-upon-Avon



APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 250.1 sq m (2,692 sq ft)
Garage: 39.8 sq m (428 sq ft)
Total: 289.9 sq m (3,120 sq ft)
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ma/15596

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		